



# tower talk

## american plaza newsletter

Volume V, No. 1

Portland, Oregon

January 1988

## Hi Rise Bye View!

The possibility of allowing a twelve story office building to be placed in relation to Harbor Way and Lincoln Avenue in the South Waterfront project is being explored by the Portland Development Commission according to a lengthy letter from that body dated December 10 and addressed to American Plaza Manager David Stephens. The letter states that the office area in Parcel 3 will be stepped down in height with the taller buildings toward the back, but lists no specific height limitation.

The twelve story office building is being considered for Parcel 4, a two acre piece of land bounded by the substation to the South, Harbor Way to the West, and a disconnected extension of Southwest Lincoln Avenue to the North.

Parcels two and three, in a hazy sketch appended to the P.D.C. letter, seem to consist of the area East of Harbor Way bounded on the North by Montgomery Street and on the South by an extension of Lincoln Avenue to the river's edge.

A poorly oriented schematic drawing of the proposed site plan, according to the letter contains the level of detail necessary to proceed with the Urban Renewal Amendment process. This will be reviewed by the Design Commission at their January 7th meeting.

An Urban Renewal Plan amendment will be presented to the Portland Development Commission at its meeting on February 10, 1988, and later will be reviewed by the Portland Planning Commission.

Public comment on the site plan should be received by January 15, 1988. APCA residents can call Elaine Howard, Project Manager at 796-5329 to ask questions and should be able to register a verbal opinion. The Steiner property on First and Harrison is said to have a five story

height restriction on it. Would an Urban Renewal Amendment allowing a 12 story building in the South Waterfront project open up zoning change possibilities on First Avenue?

Anna Stowell, Grant Tower, is the Board's representative to the Development Commission. American Plaza property holders interested in this issue should contact Ms. Stowell through the Plaza office 222-7243 and indicate their willingness to be of assistance should a need arise.

## Winthrop Chosen

The only Northwest resident among the eleven new members named to the Federal Reserve Board's 30 member Consumer Advisory Council is APCA Board Member Larry Winthrop, Grant Tower.

Winthrop, who is Founder and President of Consumer Credit Counseling Service of Oregon Inc. will serve a three year term on the council and advise the Fed on such consumer and creditor issues as interest rates and credit advertising. He is the Executive Director of the Associated Western Consumer Credit Counseling Services and a trustee of the National Foundation of Consumer Credit.

## Cable Cost Rises

Television cable subscribers at American Plaza will pay \$8.65 per month for basic service if they sign up for a full year of service by January 31, 1988. One hundred forty-three Plaza residents have joined Walt Bowen's 91 Madison Tower units in subscribing for the service.

The bulk rate for American Plaza was negotiated with TCI Cable by the Board in 1986. Nine of the original subscribers have cancelled, but six new residents have subscribed, a loss at this point, of three subscribers. The \$8.65 bulk rate fee for 1988 has increased four percent over 1987 but still compares very favorably with the



## tower talk

american plaza newsletter

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**American Plaza Condominium Association**

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**Contributors:** Barbara Ray

Irv Trachtenberg

individual customer rate of \$15.46 which will go into effect January 1, 1988, according to TCI Cable General Manager, Joe Bonica, replacing the 1987 rate of \$14.94.

Plaza residents who sign up after February 1 for the remainder of the bulk rate year can get the service for \$10.95 per month. Those residents who wish to subscribe for basic cable service on a month-to-month basis will be charged \$14 a month, according to David Stephens, Plaza Manager.

Madison renters leasing from Walt Bowen have a separate rate scale which may be slightly higher, reflecting his cost in making cable available to all 91 units, whether occupied or not.

Call the APCA office, 222-7243, to sign up. Ask for Diana Beck. Ms. Beck states that cable coupon books were mailed on December 21, 1987. Residents who think they are signed up, but have not received a cable coupon payment book should contact Ms. Beck at the Association office immediately.

## Elevator Wallcovering

Residents are favoring Option A, wood grain Formica for the elevators, in a ten to one ratio at this point, according to Plaza Manager Dave Stephens. The elevator coverings will be on the agenda for discussion at the January Board Meeting.

Resident opinion in writing will be an important factor, so residents are asked to register a choice by dropping a note in the APCA mailbox in their tower.

Offensive graffiti appeared in the Grant Tower elevators so management stripped all the Grant elevators of their wallcovering and cleaned up the exposed original Formica as much as possible for the holidays. This was just an interim solution, he said, not the final choice.

## Insurance Quotes Lower Than Anticipated

Farmers Insurance once again blew the competition out the water and will for the third year be the Association's insurance carrier, said Manager David Stephens. "I anticipated an annual premium for 1988 of \$30,250 and the Farmers' quote came in at \$22,316. This provides the Association with the following coverage:

All risk (excluding earthquake and flood) replacement cost;

Deductible \$1,000 per occurrence

Limits of Liability \$35,342,000

General Liability \$3,000,000

Directors and Officers Liability \$3,000,000

Certificates of Insurance will be sent to all owners/mortgagees in January. Residents with questions regarding coverage, who wish to be sure their personal insurance dovetails with the Association's policy can contact the Association's Farmers Insurance Representative, Mike Brown at 636-8435.

## Quake Insurance?

The American Plaza Board will discuss earthquake insurance at the January Board Meeting Thursday, January 21 at 7 P.M. in Sivers Center.

Earthquake studies in Western Oregon and Washington have intensified in the past six months with the U.S. Geological Survey assigning a special observer, R.L. Schuster of the Cascade Volcano Observatory, to study the area, according to Professor John Eliot Allen of the Portland State Geology Department. Allen told MSI's Diana Beck that the fault line that runs through the Oregon Health Sciences University has not been active for 1,000 years. Dr. Ansel G. Johnson, Geophysicist and head of the P.S.U. Geology Department, said scientists are actively studying the possibility of a major earthquake occurring

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off the Oregon/Washington coast, saying that the likelihood of such a quake is once in every 500 years. To date scientists have been unable to determine whether or when one has occurred in the past.

Asked whether earthquake insurance was a good idea for buildings like American Plaza, Dr. Johnson asked whether the APCA buildings were constructed under the California earthquake structural code and suggested the Association contact homeowners associations in California to see what they are doing. Joanne Jene, Grant, reports that The Opera Plaza, a condominium in downtown San Francisco is self-insured.

Structural engineer for all three towers was the firm of Moffatt, Nichol and Bonney. Plaza Manager David Stephens contacted the engineering firm and spoke with John Maryfield, who told him that Lincoln Tower was built under the 1967 code, while Grant and Madison were built under the 1970 code.

Maryfield explained that the 1967 code was slightly more stringent than the 1970 code regarding structural control for earthquakes. He said that historically buildings like American Plaza have performed very well in earthquakes of seven plus on the Richter scale, coming through with superficial damages such as books off shelves, minor cracks in the walls, but with no major structural damage.

There are four zone values used to determine approved structural practices with regard to earthquakes, Maryfield said. Zone One has no earthquake potential. Zone Two, the zone American Plaza is in, has some potential for earthquake and requires some structural safeguards. Zone Three has increased potential for earthquake and increased structural safeguards. Zone Four, which includes Los Angeles and San Francisco, has the most stringent structural requirements to safeguard buildings in the event of earthquake.

Earthquake insurance for American Plaza would cost close to \$35,000 a year, or about \$100 per unit per year according to Dave Stephens, Plaza Manager.

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## Coupon Payment Books

Unit owners' coupon payment books for 1988 fees, plus copies of the 1988 Budget have been mailed. If you have not received your coupon books and budget, contact Jamie Marcy, MSI Accounting Department, at 222-7243.

## Employee Christmas Fund

Gifts to the Employee Christmas Fund this year totalled \$1,930 reports Charles Jones, Association Secretary. The staff elected this year to divide the money, providing each of them with a nice Christmas bonus.

## Suds Away!

Ron Balash, American Plaza Account Supervisor contacted PAE Consulting Engineers Inc. about the continuing suds backup problem in Madison Tower and at their recommendation for a cost of \$445 replaced an existing three inch waste pipe with a six inch waste pipe. Balash said, "So far, so good. We haven't had anymore complaints since we did that and it has been in place for two weeks."

# Theft Attempt

Damage to a storage room in Madison Tower was reported December 15. The enclosure wire above the doorway had been pulled loose from the screws. Nothing was stolen, although a pair of skis had been moved in what appeared to be preparation for theft, according to Security Officer Hillaire. There was not evidence nor any clue as to why the theft was not completed. The screen has been repaired, Larry Milner, Onsite Superintendent reports.

# Airborne Disease Seminar

Plaza Manager David Stephens and Account Supervisor Ron Balash will attend a February seminar given by the State of Oregon about airborne transmission of disease via heating, ventilating and air conditioning units. The seminar will cover types of airborne disease, problems, and cover technical areas such as proper maintenance of equipment to avoid or minimize disease transmitted problems.

The problem of airborne disease transmittal occurs primarily in office buildings, hotels and other large structures served by a central air conditioning system, Mr. Balash said. "Since each air conditioning unit at American Plaza is a complete and separate unit serving a specific air space, we do not have a contamination problem here, but we hope this seminar will help us to understand the problem and to service Plaza air conditioning units so that no disease transmittal problems via air conditioning ever occur here."

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## ≡≡≡ CLASSIFIEDS ≡≡≡

Tower Talk Classifieds are available to any American Plaza resident and include job recruitment and job available ads, as well as vacation or time share properties for sale or rent, help or situations wanted; business for sale; and any used or odd-lot products or close-outs for sale on a one time basis. Classified ads may not be used for extensive product description, customer solicitation; or for the offer of merchandise or services continuously available, which is the function of Tower Talk display advertising. Tower Talk reserves the right to reject, delete, or reword copy. Ads must be prepaid at One Dollar per column width line or fraction thereof. Please call Diana Beck 222-7243 for more information.

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# Parking Permit Regulations

Lack of cooperation shown by some Plaza residents with regard to clearly displaying their parking permits prompts this printing of Board approved Plaza policy as it appears on Pages 13 and 14 of the Association Rules and Regulations handbook.

A resident parking permit must be displayed as follows:

- 1) A resident parking permit will be issued to the owner of each garage unit, for each authorized vehicle.
- 2) Resident parking permits and I.D. numbers will be assigned to individual garage units, and will be valid when vehicle is parked in that garage unit only.
- 3) Resident parking permit is to be placed on left side of rear bumper.
- 4) If authorized vehicle is a company and/or rental car, which will change frequently, then resident parking permit should be placed on a 3 X 5 inch index card and displayed on the dashboard, on driver's side (left).
- 5) If a new vehicle is purchased, or tenant moves, the resident parking permit will be cancelled, and a new one issued upon written request from garage unit owner to the management office.
- 6) It is the garage unit owner's responsibility to issue their resident parking permit to their tenant, if the garage unit is assigned to someone other than the owner.
- 7) If a garage unit owner wishes to assign this space on a temporary basis (i.e. while on vacation, etc.) the garage unit owner must notify management office in writing and a temporary permit will be issued.
- 8) The following policy applies to violator:  
FIRST VIOLATION: Warning Ticket Issued  
SECOND VIOLATION: Ten Dollar (\$10) fine  
THIRD VIOLATION: Twenty Dollar (\$20) fine.  
FOURTH VIOLATION: Vehicle will be towed at the Owner's expense.

# Garden Chatter

By Irv Trachtenberg



## House Plants

Now that our balcony plants are beginning their winter rest, it is time to give more consideration to our favorite house plants.

We will begin with this article and in subsequent articles give more detailed cultural information on individual plants suitable for indoors. These will include seasonal flowering plants, plants that bloom all year, climbing and hanging plants, green plants, ferns, cacti and succulents.

### GENERAL INFORMATION

**WATERING:** It is impossible to suggest how often and how much you will have to water any given plant in order to maintain its moisture preference. However more indoor plants probably die from overwatering than of thirst. Most plants like the potting soil to almost dry out between waterings. To be as simple as possible, let us think in terms of three basic conditions: dry, evenly moist and wet. Dry suggests a plant that requires watering well and then not again until the top half inch of soil feels dry to your fingers. Any plant in the dry category will suffer from having its pot stand in a saucer of excess water for more than an hour. Evenly moist describes what most plants need. Water well. An hour or two later pour off any remaining water in the saucer. When a pinch of the surface soil feels barely damp to your fingers but before it feels really dry, water well again. Wet constantly is a condition required by few house plants. Plants that grow actively in good light and warm temperatures will require more water than those growing in poor light or coolness. Plants automated to the extent that they receive only electric light of the same intensity and duration day after day also tend to require more water and fertilizer than those solely dependent on the whims of the weather and window light.

Some plants that are water hungry and require year around waterings are: fancy leafed begonias Swedish ivy, spider plants, philodendrons and mist ferns.

Those that go into a winter slump or dormant period will require a minimum amount of water such as: Jade plant, peperomias, hoyas, clivies, most succulents and cacti. There is one steadfast rule about watering house plants. They respond best to water of room temperature or slightly warmer, tepid or lukewarm to the touch. If you have quite a few house plants, a moisture meter is a most useful tool to take the guess work out of watering. I've used one for some years. They are obtainable from any garden store and they are not expensive.



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### JADE PLANT (Crassula Particulacae)

This easy to grow succulent house plant belongs to a large family of almost 300 species mostly native of South Africa. The Jade plant grows to 10 feet tall in the wild but even a 10 inch high potted plant looks like a tiny tree. Outdoors in a mild climate like that of Southern California, the Jade plant bears white or pink flowers. It seldom blooms indoors. However, I saw a beautiful Jade plant in full bloom this month in a condo in Madison Tower.

The Jade plant has small demands concerning the amount of light it gets but it grows the best in an East or South exposure. If it doesn't get enough light, the stems will be much thinner and break off easily. The Jade plant is not fussy about temperature but it should not drop below 40°F.

Water Jade plants carefully but don't let them become bone dry. Especially in the growing season. In the winter when it is resting, water only if the leaves seem to be a little limp or wrinkled. Give liquid plant food every month in the summer. Repot when necessary at any season although crassulas do best crowded in their pots. Propagate at any time from stem or leaf cuttings.

The plant may be placed outdoors on the balcony in the summer. Sometimes when it has reached a height of about 2 feet and with plenty of sun, it will flower. Remember to bring it in again when the average temperature sinks to 40° to 46°F or it will be damaged by the cold.

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# Light Rays by Barbara

## Plaza Christmas Party

A beautiful Christmas tree, holly and poinsettias set the scene for the best Plaza party ever on December 12th in the Sivers Lounge. Presents donated by Plaza residents for the Toy and Joymakers were under the tree.

It is Grace Brown we thank who made all arrangements and put the party together. David Chambers at the bar was a genial host. We saw some new faces among the regulars. The Plaza is the place to be.

Of course the very interesting and delicious dishes were great. From salads to pastas and desserts, it was a great variety. No duplications—how come? We still think we should have a plaza cookbook of all the goodies. Caviar, chicken wings, chicken legs, layered salads, wild rice, devilled eggs, and the inevitable roast beef were among the dishes brought by the residents.

Greeters at the door were Laddy and Irv Trachtenberg. We congratulate them for their welcoming spirit as they "tagged" us all.

David Stephens and his daughter, Maya, enjoyed the party. We were delighted to visit with members of the Board of Directors who were present, Charles Jones, Harry Beik and Ron Still.

Anyone missing a serving piece can contact Grace Brown at 228-9886. A salad fork, an ice-tea spoon and a fancy silver serving piece were left.

Remember and mark your calendar. We party again this summer; Saturday, July 9, 1988.

## Toy and Joymakers

Incidentally, Donald Mayer, Director of the Toy and Joymakers sent this nice note after receiving the gifts from our Plaza party.

Dear Grace and American Plaza Residents:

On behalf of myself, the Portland Fire Bureau and all of the Toy and Joymakers we want to say thank you for your donation of money and toys for our program.

Annually we provide toys to approximately 12,000 needy children in the Portland area and without the help from people and groups such as yours our program would just not be possible.

Please accept our thanks and we want to wish you a Very Merry Christmas and a prosperous New Year.

## Thanks for Helping

Food barrels placed in all three tower mailrooms brought many gifts of food to help Portland's hungry.

Plaza staff moved the food to the Lincoln housekeeper room as each barrel was filled to make room for more donations. Steve McShatko, Dr. Joanne Jene and Nancy Rangila delivered

all the accumulated food to the Salvation Army, where it was distributed. Joanne, Nancy and Steve get our thanks for keeping us in touch with the true Christmas spirit!

## A Christmas Wish

Just one more Christmas thought. Some of American Plaza's balconies glittered joyfully with colored lights this year. I have this dream for next year ...

Picture all three towers aglow with light when crossing the bridges a glorious sight.

Plan for it now and buy a string and next year's Christmas will gloriously bring a new "Peacock Lane" to rise to the sky a glittering wonder to capture the eye.

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- Jan. 5, 6 & 7 SWIMMING CLASS  
8:30-9:30 am  
Indoor Pool
- Jan. 12 BRIDGE GROUP  
7-10 pm  
Lincoln Lounge
- Jan. 12, 13 & 14 SWIMMING CLASS  
8:30-9:30 am  
Indoor Pool
- Jan. 19 BRIDGE GROUP  
7-10 pm  
Lincoln Lounge
- Jan. 19, 20 & 21 SWIMMING CLASS  
8:30-9:30 am  
Indoor Pool
- Jan. 21 BOARD MEETING  
7 pm  
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## Board of Director



### Vacancies

Three Board of Director positions will be filled at the annual meeting of APCA on April 21, 1988. Owners interested in participating in the management of American Plaza either by serving on a committee or by serving on the Board of Directors should indicate their interest by filling out a "Candidate Interest Form" as soon as possible.

Information on Directors Responsibilities and Association procedures for the selection of candidates can be obtained by calling 222-7243.

Directors Ralph Funes, Wayne Martin, and Larry Winthrop will each complete the third year of their respective terms on April 21, 1988.

Directors Harry Beik, William Buren and Walt Bowen will have completed two years of their three year term and Directors Charles Jones, David Pugh and Ron Still will have completed one year of their three year term. Director Bowen is the only member of the present board in his second consecutive term. By Board rule only two consecutive terms are allowed.

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